

011.A

0004

0026.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
503,700 / 503,700
503,700 / 503,700
503,700 / 503,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LOMBARD RD, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: MOSLEY JANET M &		
Owner 2: FEDERSPIEL SETH R		
Owner 3:		
Street 1: 26 LOMBARD RD UNIT 1		
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER
Owner 1: BAKER STEPHEN P -
Owner 2: DOMBECK SHARON -
Street 1: 287 WILLIAMSBURG RD
Twn/City: WILLIAMSBURG
St/Prov: MA
Postal: 01096

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Vinyl Exterior and 1034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

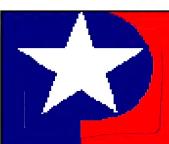
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7260																

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct		
102	0.000	500,600	3,100	503,700									315108	
Total Card	0.000	500,600	3,100	503,700	Entered Lot Size								GIS Ref	
Total Parcel	0.000	500,600	3,100	503,700	Total Land:								GIS Ref	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 487.14				/Parcel: 487.14				Land Unit Type:				Insp Date

Total Card / Total Parcel
503,700 / 503,700
503,700 / 503,700
503,700 / 503,700

USER DEFINED	
Prior Id # 1:	8878
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	21:44:16
danam	
15993	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BAKER STEPHEN P	65825-571	7/30/2015			410,000	No	No				
BAKER STEPHEN P	29033-21	8/31/1998			349,000	No	No	sale of 104 see master 62201-427			

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name								
9/8/2020	1037	Add Bath	22,500	O								7/19/2021	Permit Visit	DGM	D Mann								
5/14/2019	631	Wood Dec	10,000	C								7/26/2018	Measured	DGM	D Mann								
9/17/2018	1342	Solar Pa	9,042	C								5/12/2014	External Ins	PC	PHIL C								
5/9/2016	586	Solar Pa	2,970					solar array				1/16/2014	NEW CONDO	BR	B Rossignol								
9/10/2015	1321	Manual	8,000		9/10/2015			Remove plaster and															
1/2/2014	6	Redo Kit	50,000	O																			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1034.														
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Good																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall: %				OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES								RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1														
Color: GREY				A Kits:	Rating:																	
View / Desir:				Frl:	Rating:																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: B- - Good (-)				CONDOS INFORMATION																		
Year Blt: 1911	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct: G15	Fact: .			Floor: 1 - 1st Floor																		
Const Mod:				% Own: 40.000000000																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION								REMODELING										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %							Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%						Interior:		1	5	2						
Sec Int Wall:	%			Economic:		%						Additions:										
Partition: T - Typical				Special:		%						Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%						Baths:										
Sec Floors:	%			Total:	18.6 %							Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY								Electric:										
Subfloor:				Basic \$ / SQ: 305.00								Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002								General:										
Electric: 3 - Typical				Const Adj.: 0.99989998								Totals										
Insulation: 2 - Typical				Adj \$ / SQ: 411.709								1	5	2								
Int vs Ext: S				Other Features: 82500								SUB AREA				SUB AREA DETAIL						
Heat Fuel: 1 - Oil				Grade Factor: 1.21								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000								GLA	Gross Liv Ar	1,034	411.710	425,707						
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 614930																		
% Com Wal	% Sprinkled			Depreciation: 114377																		
				Depreciated Total: 500553																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0004-0026.1												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	20x9	A	AV	1911	28.89	T	40	102			3,100		3,100					
More: N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100																



AssessPro Patriot Properties, Inc